

July 13, 2012

Rich Cantell
2183 Carter Hill Road
Swanton, VT 05488
Re: Window Variance Request

Location: 26 Tanglewood Drive, Essex Junction, VT

Site# 88860

Dear Mr.Cantell,

I am in receipt of a variance request to allow new casement windows with egress hardware to be installed to be installed in the into the existing openings of the bedrooms on the first floor with a clear opening of 4.96 square feet. The dimensions of the new window's measures 22.5 inches in width and 31.75 inches in height with a clear window opening of 4.96 square feet.

Under the provisions of the amended 2006 Vermont Fire & Building Safety Code, Section 5, a variance may be granted when the applicant can demonstrate that an equal degree of safety is being provided through a safe alternative method.

Code Requirement: The minimum “**net clear opening of egress windows must be 5.7 square feet,**” and the sill height must be not more than 44 inches above the floor. The minimum net clear opening height is 24 inches and the minimum net clear opening width is 20 inches, with a total net opening of 820 square inches. When using a double hung window, the 5.7 square feet of open-able area must be in the bottom sash only. 2006 NFPA 101 24.2.2.

Considering the overall dimensions and the fact there are electric with battery back-up photoelectric smoke detectors on all levels and inside and outside of the bedrooms, and that there are electric with battery backup carbon monoxide smoke detectors outside of all sleeping areas, this variance request is **GRANTED**.

One condition, the smoke detector at the top of the cellar stair must be relocated to the cellar level in the area of the stairway.

If you have any question, please contact me at 879-2302.

Respectively,
Joseph Benard, CFI; CPE
Regional Manager
Division of Fire Safety
Williston Regional Office
802-879-2302 –Desk
802-879-2312 – Fax
jbenard@dps.state.vt.us - Email

